

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>MCDONALD'S CORPORATION,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>LARIMER COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Consultus Asset Valuation Address: 7445 E. Peakview Ave. Englewood, CO 80111 Phone Number: (303) 770-2420 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38439</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: R0640069**  
**Category: Valuation**                      **Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$202,400.00
Improvements	\$731,800.00
Total	\$934,200.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Larimer County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 11<sup>th</sup> day of January, 2002.

This decision was put on the record

January 10, 2002

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 38439

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart

Karen E. Hart

Mark R. Linné

Mark R. Linné



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 38439  
County Schedule Number: R0640069

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**STIPULATION (As To Tax Year 2001 Actual Value)**

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**McDonalds's Corporation**

Petitioner(s)

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**

Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
A 4,152 sf, Masonry fast food restaurant, built in 1976 and Remodeled in 1990. It is located at 1250 W. Elizabeth St. in Fort Collins, Colorado.
2. The subject property is classified a COMMERCIAL property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	202,400
Improvement	\$	<u>785,600</u>
Total	\$	988.000

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows

Land	\$	202,400
Improvement	\$	<u>785,600</u>
Total	\$	988.000

